

ANNUAL FORECLOSURE AUCTION

Date: Friday, December 17, 2004
Time: 9:00 a.m.
Place: Room 155/159
Waukesha County Administration Center
1320 Pewaukee Road
Waukesha, Wisconsin

Pursuant to the provisions of Section 75.69 of the Wisconsin Statutes the following tax foreclosed real estate located in Waukesha County, Wisconsin will be offered for sale.

No bids for less than the appraised value will be accepted. Purchases over \$10,000 require 10% earnest money at time of auction, with the balance due in 10 business days.

More detailed maps can be obtained at -
<http://www.waukeshacounty.gov/landandparks/lisd/> .

TAX KEY: DELT 0846.979 - APPRAISED VALUE: \$75,000

One acre fenced-in vacant land, suitable for building with mound system septic.
Zoned for A2 - Rural Home.
Short legal description: NW1/4 of the NW1/4 Sec 32 T7N R18E
Located on CTH C in Town of Delafield, adjacent to the north of S4 W32970
Government Hill Road.
[Click here for map](#)

TAX KEY: GNT 1565.999 – APPRAISED VALUE: \$20,000

Approx 5 ½ acres of vacant land in Town of Genesee.
Zoned for M1- Limited Industrial District.
Short legal description: Pt NE1/4 of the NE1/4 Sec 32 T6N R18E
Located on the SW corner of the intersection of CTH ZZ and railroad tracks.
[Click here for map](#)

TAX KEY: WAKT 1370.995 – APPRAISED VALUE: \$18,000

Almost 2 acre lot. Limited mound system allowed, limited room to situate house and driveway. Zoned for Single Family Residential.
Short legal description: Lot 1 Cert Survey Map No 5633 Pt NW1/4 & SW1/4 of the NW1/4 Sec 19 T6N R19E
Located on NE corner of the intersection of Hwy 59 and Townline Road, in the Town of Waukesha.
[Click here for map](#)

TAX KEY: MNFV 0038.994 – APPRAISED VALUE: \$195,000

3600 sq ft office building at N87 W16458 Appleton Avenue in Menomonee Falls

Short legal description: Lot 6 & Outlot 1 Block 10, Assessor's Plat No 2, Pt SW ¼ Sec 3 & NE1/4 of the NW1/4 Sec 10 T8N R20E

[Click here for map](#)

This property is available for inspection on Friday, December 10th from 8:30-10:30a.m. and from 1:00-3:00p.m. No other inspections can be scheduled.

Property is an improved city lot with sidewalks, gutters and curb at the front of the building. Property is composed of two lots. Small gravel parking lot is in the immediate rear of the building. A shared driveway with neighboring commercial property gives access to the farther second rear parking lot.

Building is a concrete block two-story building and is estimated to be built around 1940. There is a front entrance from street to upper floor. Access in the rear of the building enters into the exposed lower level. Exterior of building is painted concrete block with some wood and composition shingle roof. Exterior paint and trim work may be needed.

Interior upper floor is currently vacant and has painted drywall walls, drop panel ceiling, and a mix of carpet and vinyl flooring. Improvements on this floor are in below average condition with significant evidence of wear. Utility room is located on upper floor level. There are two gas forced-air furnaces, both with central air, and a 200-amp electrical service panel.

Interior lower level is used as commercial space to two tenants with non-binding leases. Walls and ceiling are painted drywall with carpet flooring. Small rented office has drop panel ceiling, wood panel walls and carpet flooring. Lower level interior is in overall average to good condition. A half bathroom is located on the lower level.

TAX KEY: MNFV 0108.029 – APPRAISED VALUE: \$3,000

Almost one acre lot unsuitable for building. Zoned for Single Family Residential.

Short legal description: Lot 7 Blk C Bruceton Manor Sub. Pt E1/2 of the SE1/4 Sec 27 T8N R20E

Located at W158 N5851 Elmway Drive in the Village of Menomonee Falls.

[Click here for map](#)

TAX KEY: HAV 0726.987.002 – APPRAISED VALUE: \$1,000

31' x 129' strip of land. Zoned for Single Family Residential

Short legal description: Highland Heights Subdivision, Pt NW1/4 Sec 2 T7N R18E

Located on Tenny Avenue in the Village of Hartland.

[Click here for map](#)

TAX KEY: EGV 1109.017.001 – APPRAISED VALUE: \$100

30' x 35' piece of land

Short legal description: Lot 4 Blk 2 Brinsmere Manor Pt NE1/4 Sec 26 T7N R20E
Located on Circle Drive in the Village of Elm Grove.

[Click here for map](#)

TAX KEY: EGV 1109.089.001 – APPRAISED VALUE: \$100

215' x 16' piece of landlocked land in the Village of Elm Grove.

Short legal description: W 16ft Brinsmere Subdivision No 2 Pt NE1/4 Sec 26 T7N R20E

[Click here for map](#)

TAX KEY: MNFV 0015.998.003 – APPRAISED VALUE: \$100

Triangular remnant of land on the corner of Christman Road and Bugline Trail in Village of Menomonee Falls.

Short legal description: Parcel 4 Certified Survey Map No 3413 Vol 26 Page 16 Pt SE1/4 & NE1/4 of the SW1/4 Sec 4 T8N R20E

[Click here for map](#)